



Technical Bulletin: Conservation Easement Stewardship

Once a conservation easement is signed, a landowner will begin working with our stewardship staff for as long as he or she owns the property. In addition to annual monitoring, our staff will be available to answer questions regarding the easement and review notifications and requests for approval.

When should you contact MFT?

- When you aren't sure if an activity is allowed by your easement terms
- When you are planning major construction or expansion of permanent structures
- When you are planning a commercial timber harvest and have a new forest management plan
- When you are considering a new activity that requires MFT approval

MFT strives to answer all questions in a timely manner. We understand that your property is your livelihood, and we do our best to provide the necessary information as soon as possible.

MFT monitors all conservation easements and deed restricted properties every year. Annual visits are a great way for MFT to learn more about new plans for the farm and answer any questions that may have arisen since the last visit.

What happens at monitoring visits?

MFT staff will need to walk a good portion of the property to ensure that the terms of the easement are being met. The areas visited will depend on the specific easement terms, but generally staff will want to see:

- Farmstead areas or other building envelopes
- New structures
- Fields
- Active timber harvest areas
- High risk boundaries
- Special ecological zones (buffers, etc.)
- Public access areas

Staff will need to document changes with photographs and GPS data. All notes will be documented in a monitoring report that will be mailed to you for your records.

Do you need to be present at all monitoring visits?

We prefer to meet with landowners in person, but we understand that sometimes schedules just don't align. If MFT can't meet with you in person, we'll connect with you by phone or email to check in and hear about any new plans for the farm. You are always welcome to join us for the entirety of the visit, or you may prefer to meet briefly beforehand and continue with your work for the day.